

CHARLESTON NAVAL COMPLEX
RESTORATION ADVISORY BOARD MEETING
May 14, 2002, 5:30 PM
The Olde North Charleston Meeting Place
1077 East Montague
North Charleston, SC

RAB MEMBERS

Oliver Addison	
Tom Fressilli	
Donald Harbert	Community Co-Chair
Tony Hunt	Navy Co-Chair
Wannetta Mallette	
Lou Mintz	
Arthur Pinckney	
Dann Spariosu	
Jerry Stamps	

VISITORS

Jon Becker	
Rob Harrell	Southern Division, Naval Facilities Engineering Command
Paul Bergstrand	SC DHEC
Sarah Reed	SC DHEC
Gil Rennhack	SC DHEC
Gary Foster	CH2M-Jones
Dean Williamson	CH2M-Jones
Keith Johns	EnSafe Inc.

Tony Hunt opened the meeting by asking RAB members and audience to introduce themselves. He then asked for comments on the minutes of the last RAB meeting. There were none.

Subcommittee Reports

Mr. Hunt then provided a brief report from the Community Relations Subcommittee. The latest fact sheet has been completed and will be mailed out soon.

Environmental Cleanup Progress Report

Mr. Hunt introduced Gary Foster (CH2M-Jones) to provide an update on the property transfer and project status, as well as an update on Area Of Concern 607.

Property Transfer

Mr. Foster began with the news that the Phase II property transfer has been completed. He used a color-coded drawing to illustrate the progress of property transfer, including the property proposed for transfer under Phase III. Mr. Foster pointed out that the total acreage transferred in

Phases I and II is about 550 acres. They are proposing approximately 330 acres for transfer under Phase III. If approved, the inclusion of Phase III property will represent about 60% of the 1500 acres of the former base.

Mr. Foster noted that their goal is to finalize the Finding of Suitability to Transfer (FOST) document for Phase III. The draft report has been submitted, and the regulators (SC Department of Health and Environmental Control and the US Environmental Protection Agency) have reviewed the document and submitted comments. CH2M-Jones is currently reviewing their comments. The goal is to resolve the comments and have the Phase III FOST resubmitted and signed by the end of May. Mr. Foster told the group that a public notice was recently issued saying the FOST is going to be issued for the property. The public comment period began on May 1 and will last until May 30.

Mr. Hunt informed the group that there were two copies of the FOST document available for review: one copy at the Dorchester Road and the other at the Project Team House on base. He invited the community members to review those documents.

Mr. Foster explained to the group that they are trying to bring the areas that are ready to transfer together as a single group. Some sites were excluded because they may have some unresolved issues. Their idea is to identify the boundaries of the groundwater plume and transfer the remaining property, rather than wait to transfer the entire parcel at one time. Mr. Foster added that, hopefully by the end of the month, 800 to 900 acres will be ready for transfer or will have been transferred.

Mr. Foster then provided a quick update on the environmental programs.

The Underground Storage Tank (UST) Program

Mr. Foster said there were 80 UST sites in their original evaluation. Fifty-three have received “no further action” status. Eight others are being reviewed by SC DHEC for approval with no further action. There are sixteen others for which corrective action plans have been approved. Of these, eleven are groundwater issues that are mostly being handled through monitored natural attenuation. He said that they hope to receive “no further action” on these sites by the end of this year or in the first quarter of next year.

Mr. Foster said they have five other sites where they anticipate either an excavation or some sort of an alternate action. One of these was the injection of oxygen release compound into the ground, followed by a monitored natural attenuation mode.

Of the UST sites, Mr. Foster reported that there are only three sites left for which they are developing Corrective Action Plans. To clarify an earlier point, Mr. Foster said they have removed virtually all the tanks and are doing the final remediation of the groundwater and soil. He pointed out that there is one location where some tanks are still in the ground. Those will also be pulled because they may be adding to the groundwater contamination.

Mr. Foster said there are 132 RCRA sites in their contract. Fifty have a “no further action” status; twenty are expected to receive “no further action” status; twenty-nine are being worked

on either through interim measures or reports. That leaves thirty-three remaining sites for which they are finalizing their investigation, and for which documents will be submitted.

He said many of these thirty-three RCRA sites are located within Zone E, and the sites will be able to be closed as “no further action” or “land use control” status. They expect many of these to move forward fairly quickly this summer.

Most of the sites that require action on groundwater or some sort of remedial action have already had that action undertaken or is planned to occur in the near future. These include the sites like AOC 607 where the six-phase heating is being used, and others like 25/70 where they did in situ injection. They will begin work on the Annex in the near future.

In response to a question about what is visible at the various sites where the injections are taking place, Mr. Foster noted that at most sites, there’s little to see because they’re finished. In some locations, the tops of wells are visible.

Lou Mintz asked about their goal for completion. Mr. Foster replied that their goal is to complete the transfer of the property as much as possible by the end of the year. Regarding cleanup, he said they don’t know how long it's going to take to clean up some of the groundwater sites. Groundwater remediation could take six months, or it could go for six years.

Mr. Mintz asked if it would be easier and less time-consuming for the Navy to complete work on certain sites if changes were made to the redevelopment. In particular, he mentioned that there has been talk about the south end of the base being converted to a State Port Authority, which would mean a lot of paving. Mr. Foster explained that they are cleaning up to the standards that were spelled out in their contract, which are based on previous reuse projections and are mostly 2A/unrestricted.

Mr. Foster then said the majority of their work after the end of this year will be groundwater monitoring. If there’s any further excavation, it should be completed this year. He explained that the property transfer in all these cases could occur even though they will be monitoring the groundwater. There will be a land use control plan put in place for these properties, which the new owner will be made aware of. The landowner will have to allow the Navy access to continue groundwater monitoring.

Mr. Hunt noted that there will be some restrictions in how the property can be developed, especially the landfill. Because of these site-specific restrictions, it's going to be important that the Navy and Redevelopment Authority coordinate that effort.

Mr. Mintz asked if either SC DHEC or EPA was aware of anything that would interfere with the Port Authority development. Dann Spariosu (US EPA) said they would have to see specifics on the plans. He said they are willing to try to get as much of the land usable as soon as possible.

Mr. Foster added that it would be helpful from their perspective as the cleanup contractor to know what the ultimate idea for a development is to be. It would help them determine the most appropriate remediation alternative.

Mr. Mintz then asked how the tidal influences at the southern end of the base have affected the groundwater monitoring and investigation. Mr. Hunt replied that they could see some influence of those tides in the groundwater monitoring wells. He remarked that it is a challenge to determine how those contaminants would flow. So they are developing and constructing a monitoring network to address those issues.

Tom Fressilli asked for confirmation that none of the RCRA sites currently involve active pumping and treatment of groundwater. Mr. Foster said that they are not using pump-and-treat technology now. They have 12 sites where they are trying to treat the source areas at the surface first, through various injection operations and the six-phase heating. Mr. Spariosu added that there are a few small areas where any construction activity would be extremely limited, because of active treatment.

AOC 607 (Dry Cleaner) Update

Dean Williamson (CH2M-Jones) then provided some photographs and a summary of the activity taking place at Area Of Concern 607 (AOC 607).

Mr. Williamson first showed photographs of the equipment in place, and described the function of each piece. On a graphic map, he identified twelve wells inside the target treatment area. Generally speaking, the concentrations in those wells have decreased because of the treatment taking place since October. In addition, he described their conceptual model of the site. There was a release from the dry cleaner of dry cleaning solvent that moved down through the shallow sediments and clays and pooled on top of a clay layer, about 10 feet below land surface.

Mr. Williamson displayed a graphic showing the horizontal (side-to-side) extent of the plume at 1,000 parts per billion. He noted that the plume extends in most directions at concentrations lower than this. However, this description is still larger than the target treatment concentration of 2,000 parts per billion.

Mr. Williamson then showed a series of photographs of the electrodes and recovery system. He said there were twelve electrodes in the heated area, where the goal is to get the water near those electrodes over the boiling point of the solvent, as close to the boiling point of water as possible. He reminded the group of his previous presentation on the system, when the temperature was not increasing throughout the system. They have made progress and have gotten the temperature very close to the boiling point, seven feet below the surface, throughout the system.

Mr. Williamson pointed out a few operational points about the system. They were originally planning on taking 124 days. However, they had difficulty getting the soil to heat evenly, so they're now looking at about a 224-day operation. This is also partly due to the fact that the soil dries out near the electrodes and doesn't conduct the heat as well, so the heating wasn't uniform or sufficient.

To enhance the performance of the system, the contractor installed a number of grounding rods in between the electrodes to help dissipate the electricity better throughout the area. In addition, they also put some additional electrodes in a little bit deeper, to actually touch into that clay layer that they're trying to heat. With these adjustments they got the temperature up and more uniform,

and are heating the water very well.

The system is removing, through the activated carbon system, anywhere from a half-pound to a pound of contamination per day, averaging around a pound or so a day for the last few months. They would like to get up to two pounds per day. Since October, they have recovered about 144 pounds of contaminants, most of which is tetrachloroethylene (PCE).

In response to a question about the infiltration of the organic solvents into the clay layer, Mr. Williamson replied that some may have gone down, but the data suggests that the large majority of the solvents got hung up on that clay and didn't go down. However, since they aren't completely sure that any of the solvent has migrated down into the clay, they have a plan to remediate the contamination on top of the clay layer (current project), then put some probes down and see what's gone through there.

Some of the probes at the northern end of the site have been disconnected because they have received as good a treatment as they feel they can from them. Therefore, it is the southern part of the site that is going to be their focus here in the next month or two. To illustrate the success so far, Mr. Williamson presented a chart that showed concentrations detected at various wells. He pointed out several examples:

- Well 6 had 7500 parts per billion, now has 141 (a 98 percent reduction).
- Well GW28 is beneath the dry cleaner itself. It had 37,000 parts per billion, and is down to 3,000. That's a 92 percent reduction.

Mr. Mintz asked if the second transformer helped the work in any way. Mr. Williamson said that it did. They needed that additional power to energize the entire operating area adequately.

By way of a summary, Mr. Williamson provided the figure that there has been an 83 percent reduction in total VOCs in the 12 monitoring wells. Their target was to get over 90 percent. Seven of the 12 monitoring wells have had VOC reductions greater than 70 percent. They have been able to reach a good uniform operating temperature above the PCE boiling point across the whole site.

Mr. Williamson was asked if they had a time line for completing the treatment. He replied that the heating will run until the end of June. Based on the data collected in June they may run the southern part of the system into July.

Information on Upcoming NAID Conference

Mr. Hunt then asked Mr. Mintz to provide some information on the upcoming conference of the National Association of Installation Developers (NAID).

Mr. Mintz told the group about his participation in last year's NAID conference, and that it was a very worthwhile meeting. There are many different topics discussed, and many of the biggest players in redeveloping military installations attend. He highly recommends that members of the RAB attend some or all of the conference if they can. He identified some of the topics covered in last years' conference workshops:

- Expediting Property Transfer, Preparing for Closure, Installation Design, Early Transfer, Creative Financing, Housing Privatization, Innovations in Small Business Economic Development, 25 Years of Closure and Lessons Learned.

The NAID conference is being held in Charleston in August 2002. The cost is approximately \$800 per person. Mr. Mintz explained that the cost could be lower if one were to sign up and only pay for the workshops you are most interested in attending, and avoid the banquets and dinners. The cost would have to be borne by individuals or their sponsoring institutions.

Mr. Mintz stressed the value that he perceived from last year's conference, and encouraged as many members as possible to attend. It is a working conference, where workshops began at 8:30 in the morning and ran until sometimes 7:00 at night. He asked people to contact the local RDA office (747-0010) for more information, as they are the host. Jack Sprott is the new executive director of conference this year.

Mr. Hunt said that he had begun looking into the possibility of the Navy sponsoring at least one member of the RAB to attend the meeting. The community RAB members should determine who that individual should be. Arthur Pinckney suggested that the community co-chair, Mr. Harbert, attend. Mr. Hunt said that Mr. Harbert had attended last year's meeting and perhaps another person would like to go.

Mr. Hunt then brought up the fact that Mr. Harbert's term as community co-chair had reached its end, and it was time for the community members to consider electing a new co-chair. He suggested that the community members meet together after the RAB meeting to discuss these two items. Once a decision has been reached on attendance at the NAID conference, to please let him know and he will pursue getting that person sponsored.

Mr. Fressilli pointed out that there is a deadline for early registration. It will be less expensive to register someone by July 1st.

Mr. Mintz then provided a briefing on RDA activity. He noted that he has been concerned that some of the tenants now leasing property from the RDA are not being good stewards environmentally, possibly creating contamination with their operations. He has instituted a program as part of the RDA that will provide limited environmental oversight of tenant operations. One RDA employee will receive training to allow that person to visit tenant operations and let them know about possible violations. The program is designed to provide tenants with regular input on their activities from an internal perspective, not driven by regulatory interest. Even though tenant operations may have permits from the regulatory authorities, the tenant activities are not monitored often for compliance. This program is designed to help prevent potential problems down the road.

Jerry Stamps and Mr. Spariosu offered the expertise of the regulatory agencies to help train this person. Mr. Spariosu also cautioned that the RDA employee avoid counseling tenants on what is correct. Should there be a violation where the RDA said a particular practice was correct, the liability for the violation could be tricky. Mr. Hunt noted that there is plenty of expertise available through the RAB member organizations to answer questions, provide information and

even training.

Mr. Mintz then reported that the RDA has a memorandum of understanding with North Charleston for the Noisette project at the north end of the base. They may lease or sell four buildings right when you first come in at McMillan Avenue to the Noisette project.

Questions

In response to a question, Mr. Hunt provided a brief update on Zone J. EnSafe is concluding its study of the effluent from the stormwater system. They are struggling to collect an adequate number of samples because of the lack of rain. Once that study is complete, it will help make decisions on how to move forward.

Closing Remarks/Topics for Next Meeting

With no further topics for discussion, Mr. Hunt said there were a few items tentatively scheduled for the next RAB meeting:

- update on the Hess project;
- update on the FOST

Mr. Hunt then thanked everyone for attending, and concluded the meeting at 6:30 p.m.

The next meeting will be held at the same location on July 9, 2002.